

138.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,075,100 / 1,075,100

USE VALUE: 1,075,100 / 1,075,100

ASSESSED: 1,075,100 / 1,075,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROHTER CHRISTOPHER & SOFIA

Owner 2:

Owner 3:

Street 1: 48 PLEASANT VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LONG DENISE A/TRUSTEE -

Owner 2: D & D REALTY TRUST -

Street 1: 48 PLEASANT VIEW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .244 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2342 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10623		Sq. Ft.	Site		0	90.	0.70	10									664,822						664,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10623.000		409,100		1,200		664,800		1,075,100						88639	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/01/17	

!10685!

PRINT

Date Time

12/30/21 11:11:13

LAST REV

Date Time

07/26/18 11:09:28

mmcmakin

10685

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LONG DENISE A/T		1	6/7/2018			1,100,000		No	No	
LONG DENISE A/D		47259-157	4/11/2006	Family		1		No	No	
LONG DANIEL/ETA		23063-159	4/9/1993			240,000		No	No	
				Y						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/26/2016	189	Manual	2,000	2/26/2016				Remove chimney.	9/1/2017	Meas/Inspect	HS	Hanne S
7/22/2003	593	Shed	1,000					10 ftx 12 ft	11/14/2008	Meas/Inspect	345	PATRIOT
8/19/2002	692	Inter Fi	6,000	C				INSTALL BEAM/FILL	11/9/1999	Meas/Inspect	263	PATRIOT
5/10/1993	159	Porch	3,000					ENCLOSE PORCH	1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Average	BK; 22809 PG; 294 646-0022, OF=BMT SINK.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 2 - Clapboard 30 %				OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				Kits: 1	Rating: Good														
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:														
Color: BLUE				Frl: 2	Rating: Average														
View / Desir:				WSFlue:	Rating:														
GENERAL INFORMATION																			
Grade: B- - Good (-)																			
Year Blt: 1937		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct: G4		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 1 - Drywall																			
Sec Int Wall: %																			
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors: 4 - Carpet 15 %																			
Bsmnt Flr: 4 - Carpet																			
Subfloor:																			
Bsmnt Gar: 1																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year: Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 138.0-0003-0015.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2007	0.00	T	9.6	101							
19	Patio	D	Y	1	18X26	G	AV	1980	3.81	T	31.2	101			1,200		1,200		
More: N				Total Yard Items:				1,200				Total Special Features:				Total: 1,200			
RESIDENTIAL GRID																			
OTHER FEATURES																			
1st Res Grid Desc: Line 1 # Units 1																			
Level FY LR DR D K FR RR BR FB HB L O																			
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals RM: 8 BR: 4 Baths: 1 HB: 1																			
CONDOS INFORMATION																			
Location:																			
Total Units:																			
Floor:																			
% Own:																			
Name:																			
DEPRECIATION																			
Phys Cond: AV - Average 31 %																			
Functional: %																			
Economic: %																			
Special: %																			
Override: %																			
Total: 31 %																			
CALC SUMMARY																			
Basic \$ / SQ: 130.00																			
Size Adj.: 1.15872097																			
Const Adj.: 0.99841499																			
Adj \$ / SQ: 150.395																			
Other Features: 107122																			
Grade Factor: 1.21																			
NBHD Inf: 1.00000000																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 592853																			
Depreciation: 183784																			
Depreciated Total: 409068																			
COMPARABLE SALES																			
Rate				Parcel ID				Typ				Date				Sale Price			
WtAv\$/SQ:				AvRate:				Ind.Val											
Juris. Factor: 1.00				Before Depr: 181.98															
Special Features: 0				Val/Su Net: 119.34															
Final Total: 409100				Val/Su SzAd: 198.21															
PARCEL ID 138.0-0003-0015.0																			
SKETCH																			
SUB AREA												SUB AREA DETAIL							
Code Description Area - SQ Rate - AV Undepr Value				Sub Area % Usbl Descrip % Type Qu # Ten															
FFL First Floor 1,128 150.390 169,646				BMT 100 RRM 25 A															
BMT Basement 1,112 52.450 58,325																			
SFL Second Floor 936 150.390 140,770																			
UAT Upper Attic 228 60.160 13,716																			
WDK Deck 24 15.970 383																			
Net Sketched Area: 3,428 Total: 382,840																			
Size Ad 2064 Gross Area 4112 FinArea 2342																			
IMAGE												AssessPro Patriot Properties, Inc							